



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

June 3, 2013
1306-PUD-05
Exhibit 1

Petition Number: 1306-PUD-05

Subject Site Address: West side of Casey Road between State Road 32 and 186th Street.

Petitioner: MI Homes of Indiana, LP.

Representative: James E. Shinaver and Jon C. Dobosiewicz (Nelson & Frankenberger)

Request: MI Homes of Indiana, LP requests an amendment to the Springmill Trails PUD to modify the vinyl siding and garage door design standards applicable to the Waters Edge at Springmill Trails development of approximately 37 acres.

Current Zoning: Springmill Trails PUD

Current Land Use: Residential Subdivision

Approximate Acreage: 37 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Proposed Springmill Trails PUD Amendment, 06/03/2013
4. Proposed Springmill Trails PUD Amendment (Redline)
5. Springmill Trails PUD (Ord. 11-19)

Staff Reviewer: Andrew P. Murray, Associate Planner

Petition History

This petition was introduced at the May 13, 2013 City Council meeting and received a public hearing at the May 20, 2013 Advisory Plan Commission (the "APC") meeting.

Procedural

The recommendation from the APC to the City Council may be made at the June 3, 2013 APC meeting.

Project Overview

Project Location

The proposed amendment would apply to the residential subdivision known as Waters Edge at Springmill Trails (the "Property"). The Property is located on the west side of Casey Road between State Road 32 and 186th Street. The Property is approximately 37 acres in size.

Project Proposal

The proposal is to amend Section 2.3.F.1 (c) in the Springmill Trails PUD to accommodate a thinner vinyl thickness to be applicable to the Property. The amendment presents the petitioner, MI Homes of Indiana, with a more vibrant color choice assisting with the reduction in what would otherwise be a more monotonous streetscape. The quantitative reduction would be from .048 to .046 mil thickness or greater. In exchange for the reduction in vinyl thickness, the petitioner has agreed to do the following enhancements in return (see Exhibit A of the proposed PUD amendment):

- Require garage door treatments throughout the development. Garage door treatments include: (i) doors with windows or decorative hardware; (ii) doors with windows and decorative hardware; or (iii) doors of like quality and character approved by the Director. As proposed, a maximum of two of the same garage door treatments may be located on adjacent lots on the same side of the street;
- All single-family homes shall include white window trim, fascia and corner board areas;
- All sheathing on exterior walls shall be oriented strand board (OSB);
- All exterior walls shall be framed with 2 x 6 studs;
- The pond common area in Waters Edge at Springmill Trails will include a fishing pier extended into the pond, a variety species of fish stocked in the pond and the planting of plugs of wetland materials to provide a more natural appearance around the perimeter of the pond.

Modifications since the May 20, 2013 APC Meeting

The petitioner has modified the proposed amendment to reflect comments received from the APC and Staff. The modifications are identified in Exhibit 4, a redline version of the PUD amendment. The following is a brief summary of the modifications.

1. Vinyl Siding – Color Variety.

As suggested by the APC, the petitioner has added legislative intent explaining the logic behind reducing the thickness of the vinyl. The reduction is to encourage greater streetscape diversity

and allow a more vibrant array of siding colors, as identified in Exhibit A, section I of the proposed PUD amendment.

2. Garage Door Treatment Variety

The petitioner has prohibited a “plain” garage door. All garage doors will include a minimum of windows or decorative hardware. In addition, a maximum of two (2) of the same treatments may be located on adjacent lots on the same side of the street.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the “Comprehensive Plan”) identifies the development as “New Suburban Residential”.

2. Current conditions and the character of current structures and uses.

The Property is a single-family residential development.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan establishes that residential development is consistent with the recommendations found in the Comprehensive Plan for this part of the community.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposal will have neutral or positive impacts on property values within the vicinity and jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City water and sewer are available and serving the Property.



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Staff Comments

If the APC is satisfied with the proposed amendment, then forward 1306-PUD-05 to the City Council with a favorable recommendation.